

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: October 1, 2015

Meeting # 214

Project: Nelson Kohl Apartments

Phase: Final

Location: 20 Lanvale Street – Station North Arts + Entertainment District

PRESENTATION:

Architect John Wehri of LSC Design, reviewed the design background of the project and introduced Diane Jones, of Design Jones LLC, who described the landscape design features. Wehri, along with graphic designer Jessica Prisco of Prisco Design LLC further described the design details of the building and its graphic components. The exterior skin of the building is proposed of a layered composition of vertical standing seam metal panels in four colors, randomly placed, grading from dark blue to metallic silver and including terra cotta and another blue tone. Wood tones highlight the composition in several key locations. The base masonry material is proposed as a polished 4”x 4” x 16” ground face CMU. Environmental graphic components are employed on and in front of the building.

Comments from the Panel:

The Panel generally was enthusiastic and felt that the design team had successfully responded to the input given and that, specifically, the building design, with its overall graphic influences, had progressed during the course of the formal review process, even though details of construction were lacking. It was felt that the design continues with its original creative energy. There were several challenges voiced regarding the landscape design and certain graphic design items that were suggested for restudy as follows:

Landscape

1. **Integration** - that the landscape design should be more integrated with the building’s major design features, (particularly the proposed unifying element which runs across the alley and includes the gallery window);
2. **Main Entry** – that more attention be given to creating an “urban moment” or “place” at the building’s main entrance. Perhaps a composition of larger planters, vertical elements, seating, and paving would be more impactful in lieu of the absence of urban street trees;
3. **Up-Lighting** - that the proposed up-lighting appears unfriendly to pedestrians and those sitting at the sidewalk tables and should be reconsidered;

Environmental Graphics

1. **Apartment Signing** – that the word “Apartments” might be added for clarity;
2. **Custom Iconic Elements** – that the iconic sculpture element doesn’t appear to be strong enough to be truly “iconic”.

Panel Action: The Panel recommended Final Approval with comments.

Attending:

Ernst Valery, Josh Neiman – Ernst Valery Investments
Jonathan Wehri, Randy Funk – LSC Design
Diane Jones Allen, Austin Allen – Design Jones LLC
Jessica Prisco - Prisco Design LLC
Nancy Rome – Stewart Comyon LLC

Bowden*, Haresign, Illeva - UDARP Panel
Tom Stosur, Anthony Cataldo, Christina Hartsfield –Planning Dept